

ORDINANCE NUMBER 94-7

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 - LAND USE CONTROLS.

WHEREAS, the cost of constructing and improving roadways is highly proportional to usage derived from increased developments in the community; and

WHEREAS, the Town of Westfield enacted on May 8, 1989, an Impact Fee Ordinance establishing such fees at \$150 per parking space (\$300 per single family residence) to partially offset the cost of providing a road improvement and maintenance program in two zones within the corporate limits of the Town of Westfield; and

WHEREAS, the Impact Fee Ordinance will sunset as of December 31, 1994, in accordance with the provisions of state law; and

WHEREAS, the procedures for enacting a new Impact Fee Ordinance are contained in IC 36-7-4-1300; and

WHEREAS, the Westfield-Washington Township Plan Commission and the Impact Fee Advisory Committee have reviewed certain information prepared by HNTB; and

WHEREAS, the Westfield-Washington Township Plan Commission is required to advise the Westfield Town Council on any Impact Fee established; and

WHEREAS, such Impact Fee will apply to only certain improvements and developments within the corporate limits of the Town of Westfield; and

WHEREAS, the Impact Fee Advisory Committee, at its meetings on May 10, 1994, and May 19, 1994, recommended the establishment of an Impact Fee that is not onerous on the developer; and

WHEREAS, the Westfield-Washington Township Plan Commission did properly advertise and conduct a public hearing on the establishment of Impact Fees; and

WHEREAS, the Westfield-Washington Township Plan Commission considered information presented by HNTB and others at their meeting on May 23, 1994, and adopted a Resolution recommending that the Westfield Town Council approve an amendment to the Comprehensive Zoning Ordinance of Westfield-Washington Township 1977, as amended, to establish an Impact Fee for roads and street improvements attributable to new developments within the corporate limits of the Town of Westfield.

THEREFORE, BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL:

SECTION 1. WC 16.12 is added to the Westfield Code as a new chapter - Impact Fees - and shall read as follows:

CHAPTER 12 - IMPACT FEES

WC 16.12.010 ESTABLISHMENT OF IMPACT ZONE

THERE IS HEREBY ESTABLISHED A ROAD AND STREET INFRASTRUCTURE IMPACT ZONE, THE BORDERS OF WHICH ARE CO-TERMINUS WITH THE EXISTING CORPORATE LIMITS OF THE TOWN OF WESTFIELD, HAMILTON COUNTY, INDIANA, AND, AS THEY MAY BE EXTENDED FROM TIME TO TIME THROUGH ANNEXATION, AND, OVER WHICH THE TOWN OF WESTFIELD EXERCISES PLANNING AND ZONING JURISDICTION.

THIS CHAPTER SHALL NOT APPLY TO IMPROVEMENT LOCATION PERMITS FOR SIGNS, RESIDENTIAL ACCESSORY BUILDINGS, FENCES, EXPANSION OF AN IMPROVEMENT WHERE THE USE AND INTENSITY HAS NOT CHANGED,

RENOVATION THAT DOES NOT CHANGE THE USE OR INTENSITY, AND REPLACEMENT OF DESTROYED OR PARTIALLY DESTROYED IMPROVEMENTS.

THIS CHAPTER SHALL ALSO NOT APPLY TO A SINGLE FAMILY DWELLING THAT IS LOCATED ON A LOT IN A SUBDIVISION WHICH IS MORE THAN EIGHTY PERCENT (80%) DEVELOPED AS OF THE EFFECTIVE DATE OF THIS CHAPTER.

WC 16.12.020 ZONE IMPROVEMENT PLAN

THERE IS HEREBY ADOPTED THE "ZONE IMPROVEMENT PLAN" AS PREPARED BY HNTB AND HEREBY BECOMES A PART OF THIS ORDINANCE.

WC 16.12.030 ESTABLISHMENT OF ROAD IMPACT FEE

IT IS DETERMINED THAT THE COST PER TWENTY-FOUR TRIP IS IN THE AMOUNT OF ONE HUNDRED FOURTEEN DOLLARS AND THREE CENTS (\$114.03). NOTWITHSTANDING THE EVIDENTIARY BASIS FOR SUCH CALCULATION, THE COST PER WEEKDAY TWENTY-FOUR HOUR TRIP SHALL BE SET IN THE AMOUNT OF FORTY-TWO DOLLARS (\$42.00) FOR A SINGLE FAMILY DWELLING BASED ON 9.55 TRIPS. CALCULATIONS FOR OTHER TYPES OF CONSTRUCTION SHALL BE BASED UPON THE TRIP GENERATION REPORT, 5TH EDITION PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS.

IN THE EVENT THAT ANY PARCEL OF REAL ESTATE CONSIDERED IN THE CREATION OF THE ZONE IMPROVEMENT PLAN UNDERGOES A CHANGE IN USE, REDEVELOPMENT, OR A MODIFICATION WHICH REQUIRES AN IMPROVEMENT LOCATION PERMIT, AND CREATES A NEED FOR NEW INFRASTRUCTURE, AN IMPACT FEE WILL ONLY BE ASSESSED FOR THE INCREASE IN THE BURDEN ON INFRASTRUCTURE.

WC 16.12.040 CREDIT AND EXEMPTIONS

CREDITS AGAINST IMPACT FEES OTHERWISE DUE SHALL BE ALLOWED PURSUANT TO THIS SECTION FOR ALL INFRASTRUCTURE AND IMPROVEMENTS CONSTRUCTED OR FURNISHED IN ACCORDANCE WITH IC 36-7-4-1313 AND IC 36-7-4-1335 . IN ADDITION, A FEE PAYER OR OTHER PERSON OR ENTITY RESPONSIBLE FOR INSTALLING INFRASTRUCTURE OR IMPROVEMENTS MAY DESIGNATE IN WRITING A METHOD OF ALLOCATING ITS CREDITS TO FUTURE FEE PAYERS WHO MAY BE SUCCESSORS IN INTEREST TO THE CREDITS EARNED BY THE FEE PAYER OR OTHERS. SUCH FEE PAYER, OR OTHER PERSON OR ENTITY PROVIDING THE INFRASTRUCTURE OR IMPROVEMENT, SHALL BE GIVEN CREDIT UPON A VERIFIED CERTIFICATION FROM A REGISTERED ENGINEER OR ARCHITECT OR A CONTRACTOR OF THE ACTUAL COSTS OF PLANNING, FINANCING, CONSTRUCTING AND DEDICATING SUCH ROAD AND STREET THOROUGHFARE IMPROVEMENTS TO THE TOWN. SUCH CERTIFICATION SHALL BE PRESENTED PRIOR TO THE ISSUANCE OF THE IMPROVEMENT LOCATION PERMIT. IN THE EVENT THE ACTUAL COST OF SUCH PLANNING, FINANCING, CONSTRUCTION AND DEDICATION DO NOT EQUAL THE AMOUNT OF THE IMPACT FEE DUE, THE REMAINING BALANCE SHALL BE DUE PURSUANT TO WC 16.12.050. IN THE EVENT THE ACTUAL COST EXCEEDS THE AMOUNT OF THE IMPACT FEE, NO REIMBURSEMENT SHALL OCCUR.

AN IMPACT FEE SHALL BE DECREASED IF THE IMPROVEMENT LOCATION PERMIT OR DEVELOPMENT PLAN ORIGINALLY SUBMITTED FOR THE DEVELOPMENT IS CHANGED SO THAT THE AMOUNT OF IMPACT ON INFRASTRUCTURE THAT THE DEVELOPMENT CREATES IN THE IMPACT ZONE IS SIGNIFICANTLY DECREASED. IF A CHANGE OCCURS IN THE PERMIT OR PLAN THAT RESULTS IN A DECREASE IN THE AMOUNT OF THE IMPACT FEE AFTER THE FEE HAS BEEN PAID, THE UNIT THAT COLLECTED THE FEE SHALL IMMEDIATELY REFUND THE AMOUNT OF THE OVERPAYMENT TO THE FEE PAYER.

ANY PERSON OR ENTITY OTHERWISE OBLIGATED TO PAY THE FEE ESTABLISHED BY THIS CHAPTER WHOSE PROPERTY WAS TOTALLY OR PARTIALLY DESTROYED BY FIRE, STORM OR OTHER CASUALTY BEYOND THEIR CONTROL, SHALL BE EXEMPT FROM SAID FEE IF THEY REPAIR OR REPLACE THE DESTROYED STRUCTURE WITHOUT CREATING A BURDEN ON INFRASTRUCTURE GREATER THAN THE BURDEN IMPOSED BY THE DESTROYED STRUCTURE. IN THE EVENT OF SUCH ADDITIONAL BURDEN, THE FEE SHALL

BE CALCULATED BASED ONLY ON THE INCREASED BURDEN CREATED BY THE STRUCTURE.

WC 16.12.050 IMPACT FEE DUE UPON ISSUANCE OF AN IMPROVEMENT LOCATION PERMIT.

THE IMPACT FEE IMPOSED SHALL BE DUE AND PAYABLE UPON THE ISSUANCE OF AN IMPROVEMENT LOCATION PERMIT. THE ENTIRE FEE WHICH IS CALCULATED PURSUANT TO THIS CHAPTER SHALL BE DUE AT SAID TIME UNLESS THE AMOUNT OF THE FEE UPON CALCULATION IS GREATER THAN FIVE THOUSAND DOLLARS (\$5,000), IN WHICH CASE AN INSTALLMENT PLAN MAY BE REQUESTED BY THE APPLICANT IN ACCORDANCE WITH THE TERMS SET FORTH IN IC 36-7-4-1324 (a), (b), AND (d).

THE WESTFIELD IMPACT FEE REVIEW BOARD, ESTABLISHED HEREFTER, SHALL ESTABLISH SPECIFIC RULES CONSISTENT WITH IC 36-7-4-1324. THE INTEREST RATE ON ANY INSTALLMENT PLAN OR DEFERRED PAYMENT SHALL BE THE PRE-JUDGMENT RATE OF INTEREST AS ESTABLISHED BY LAW.

THE AMOUNT OF THE IMPACT FEE SHALL BE ASSESSED UPON THE SUBMISSION AND SUBSEQUENT APPROVAL OF A DEVELOPMENT PLAN BY THE WESTFIELD-WASHINGTON TOWNSHIP PLAN COMMISSION.

WC 16.12.060 LIEN RIGHTS ESTABLISHED

PURSUANT TO IC 36-7-4-1325, THE TOWN OF WESTFIELD ACQUIRES A LIEN AGAINST THE REAL ESTATE WHICH IS THE SUBJECT OF THE IMPACT FEE. UPON ADOPTION, THIS ORDINANCE SHALL BE RECORDED, AND, THEREAFTER, IT SHALL CONSTITUTE CONSTRUCTIVE NOTICE OF THE LIEN RIGHTS OF THE TOWN. THE TOWN MAY, IN ITS DISCRETION, FILE A SPECIFIC INSTRUMENT SETTING FORTH ITS LIEN RIGHTS WITH RESPECT TO A PARCEL OF REAL ESTATE WHICH IS THE SUBJECT OF AN INSTALLMENT PAYMENT OF AN IMPACT FEE, AND SUCH INSTRUMENT SHALL CONSTITUTE ACTUAL NOTICE IN ADDITION TO THE CONSTRUCTIVE NOTICE PROVIDED FOR BY THE RECORDING OF THIS ORDINANCE.

WC 16.12.070 FORM OF RECEIPT

THE CLERK-TREASURER OF THE TOWN OF WESTFIELD SHALL ISSUE A RECEIPT FOR ANY AND ALL IMPACT FEES COLLECTED, AND THE FOLLOWING INFORMATION SHALL BE CONTAINED ON OR ATTACHED TO THE RECEIPT AS APPLICABLE:

- o NAME FROM WHOM FEES ARE RECEIVED.
- o DATE RECEIVED.
- o AMOUNT RECEIVED.
- o BALANCE DUE IF FEE PAID IN INSTALLMENTS.
- o PARCEL OF REAL ESTATE ADDRESS OR LOCATION.

WC 16.12.080 APPEALS

ANY FEE PAYER WHO BELIEVES ITSELF TO BE AGGRIEVED BY THE CALCULATION OF THE IMPACT FEE, MAY APPEAL FROM SUCH CALCULATION TO THE WESTFIELD IMPACT FEE REVIEW BOARD CREATED HEREFTER AND THE WESTFIELD IMPACT FEE REVIEW BOARD SHALL CONDUCT A HEARING WITH REGARD THERETO. AT SUCH HEARING, THE FEE PAYER SHALL BEAR THE BURDEN OF GOING FORWARD WITH THE EVIDENCE AND SHALL PRESENT EVIDENCE ADDRESSING EITHER OF THE FOLLOWING PROPOSITIONS:

(A) A FACT ASSUMPTION USED IN DETERMINING THE TRIP GENERATION OF THE DEVELOPMENT IS INCORRECT;
OR

(B) THE AMOUNT OF THE IMPACT FEE IS GREATER THAN THE AMOUNT ALLOWED UNDER IC 36-7-4-1320, IC 36-7-4-1321 and IC 36-7-4-1322.

UPON CONCLUSION OF THE PRESENTATION OF EVIDENCE, THE WESTFIELD IMPACT FEE REVIEW BOARD SHALL MAKE A DETERMINATION WITHIN NOT MORE THAN THIRTY (30) DAYS, UPON THE FACTS PRESENTED AND MAY MAKE SUCH ADJUSTMENTS IN THE IMPACT FEE AS THEY BELIEVE

ARE APPROPRIATE UNDER THE CIRCUMSTANCES, IF ANY.

AN APPEAL UNDER THIS SECTION MUST BE FILED NOT LATER THAN THIRTY (30) DAYS AFTER THE ISSUANCE OF THE STRUCTURAL BUILDING PERMIT. THE APPEAL SHALL BE INITIATED WITH THE FILING OF A PETITION FOR REVIEW WITH THE CLERK-TREASURER'S OFFICE, TOGETHER WITH A FILING FEE IN THE AMOUNT OF ONE HUNDRED DOLLARS (\$100). THE FILING FEE SHALL BE REFUNDED IN FULL IF:

(1) THE PETITION FOR REVIEW IS GRANTED AND THE IMPACT FEE IS ELIMINATED, REDUCED OR ADJUSTED BY THE WESTFIELD IMPACT FEE REVIEW BOARD, BY INDEPENDENT ACTION OF THE TOWN, OR BY A COURT HAVING JURISDICTION; AND

(2) THE REVIEWING BODY DETERMINES THAT THE AMOUNT OF THE FEE, REDUCTIONS, OR CREDITS WERE ARBITRARY OR CAPRICIOUS.

THE PETITION FOR REVIEW SHALL BE IN A FORM CALCULATED TO INFORM THE WESTFIELD IMPACT FEE REVIEW BOARD OF THE NATURE OF THE COMPLAINT, THE PARTIES TO THE ACTION, AND THE RELIEF REQUESTED. IN ADDITION, THE PETITION SHALL DESCRIBE THE NEW DEVELOPMENT ON WHICH THE IMPACT FEE HAS BEEN ASSESSED, ALL FACTS RELATED TO THE ASSESSMENT OF THE IMPACT FEE, AND THE REASONS THE PETITIONER BELIEVES THAT THE AMOUNT OF THE IMPACT FEE ASSESSED IS ERRONEOUS OR IS GREATER THAN THE AMOUNT ALLOWED BY THE FEE LIMITATIONS SET FORTH IN THE ENABLING STATUTE.

THE TOWN SHALL NOT DENY THE ISSUANCE OF A STRUCTURAL BUILDING PERMIT ON THE BASIS THAT THE IMPACT FEE HAS NOT BEEN PAID, OR, CONDITION ISSUANCE OF THE PERMIT ON THE PAYMENT OF THE IMPACT FEE. IF THE IMPACT FEE TOTALS ONE THOUSAND DOLLARS (\$1,000) OR LESS, THE TOWN MAY REQUIRE THE FEE PAYER TO PAY THE IMPACT FEE OR INITIATE AN APPEAL UNDER THIS SECTION BEFORE THE STRUCTURAL BUILDING PERMIT IS ISSUED.

WC 16.12.090 ESTABLISHMENT OF ROAD AND STREET IMPROVEMENT FUND

THERE IS HEREBY ESTABLISHED THE "ROAD AND STREET IMPROVEMENT FUND OF THE TOWN OF WESTFIELD". THIS FUND SHALL BE A NON-REVERTING FUND AND SHALL RECEIVE ANY AND ALL SUMS COLLECTED PURSUANT TO THIS CHAPTER TO BE UTILIZED IN CONNECTION WITH THE PURPOSES SET FORTH HEREIN. SAID FUND SHALL CONSIST INITIALLY OF ONE ACCOUNT BASED UPON THE CURRENT EXISTENCE OF ONE IMPACT ZONE. IN THE EVENT, AND ONLY IN THE EVENT, THAT AN ADDITIONAL IMPACT ZONE IS CREATED HEREAFTER, A SEPARATE ACCOUNT SHALL BE MAINTAINED FOR EACH SEPARATE IMPACT ZONE ESTABLISHED. INTEREST EARNED ON THE FUND OR ON ANY ACCOUNT WITHIN THE FUND, SHALL BE DEPOSITED AND MAINTAINED WITHIN THE FUND OR THE SEPARATE ACCOUNT. THE CLERK-TREASURER OF THE TOWN OF WESTFIELD SHALL MAINTAIN RECORDS OF THE STATUS OF THE FUND OR ANY ACCOUNT WHICH MAY BE ESTABLISHED THEREIN, AND SHALL MAKE AN ANNUAL REPORT OF SAID FUND AND ACCOUNTS WHICH SHALL BE AVAILABLE TO THE PUBLIC IN GENERAL AND FEE PAYERS, UPON REQUEST, IN PARTICULAR.

WC 16.12.100 REFUND OF FEE

A FEE PAYER IS ENTITLED TO A REFUND OF AN IMPACT FEE IF THE PAYER MEETS THE REQUIREMENTS OF IC 36-7-4-1332. THE CLERK-TREASURER IS DESIGNATED AS THE TOWN OFFICIAL RESPONSIBLE FOR ACTING UPON REFUND REQUESTS. IN ORDER TO FACILITATE REFUNDS WHEN THEY MAY BE DUE, THE CLERK-TREASURER IS DIRECTED TO IDENTIFY THE PURPOSE OF ANY IMPACT FEE PAID IN ORDER THAT A REFUND, IF ANY, MAY BE PAID FROM THE FUND OR ACCOUNT INTO WHICH THE FEE WAS ORIGINALLY DEPOSITED.

WC 16.12.110 USE OF IMPACT FEES COLLECTED

THE IMPACT FEES COLLECTED UNDER THE PROVISIONS OF THIS CHAPTER SHALL BE APPLIED TO IMPLEMENTING THE ZONE IMPROVEMENT

PLAN AS ADOPTED HEREIN, OR AS HEREAFTER AMENDED. SHOULD THE COLLECTION OF FEES BE LESS THAN THE AMOUNT NECESSARY TO IMPLEMENT THE ZONE IMPROVEMENT PLAN THE TOWN COUNCIL SHALL BE AUTHORIZED TO APPLY SUCH FEES ON A PRO RATA BASIS IN CONFORMANCE WITH THE PLAN OBJECTIVES.

WC 16.12.120 INFRASTRUCTURE AGENCY

FOR THE PURPOSE OF THIS ORDINANCE THE WESTFIELD TOWN COUNCIL IS IDENTIFIED AS THE "INFRASTRUCTURE AGENCY" CONTEMPLATED BY IC 36-7-4-1317

WC 16-12-130 ESTABLISHMENT OF IMPACT FEE REVIEW BOARD

THERE IS HEREBY CREATED THE WESTFIELD IMPACT FEE REVIEW BOARD TO BE APPOINTED BY THE TOWN COUNCIL AND CONSISTING OF THREE (3) CITIZEN MEMBERS. A MEMBER OF THE REVIEW BOARD MAY NOT BE A MEMBER OF THE WESTFIELD-WASHINGTON TOWNSHIP PLAN COMMISSION. ONE MEMBER OF THE REVIEW BOARD SHALL BE A REAL ESTATE BROKER LICENSED IN THE STATE OF INDIANA. ONE MEMBER SHALL BE AN ENGINEER LICENSED IN INDIANA. THE THIRD MEMBER SHALL BE A CERTIFIED PUBLIC ACCOUNTANT. EACH MEMBER SHALL SERVE AT THE PLEASURE OF THE TOWN COUNCIL FOR CALENDAR YEAR TERMS COMMENCING WITH THEIR INITIAL APPOINTMENT AND CONCLUDING ON DECEMBER 31 OF THE YEAR IN WHICH HE OR SHE IS APPOINTED, UNLESS REAPPOINTED.

IN THE EVENT OF A CONFLICT OF INTEREST, OR OTHER CONDITION WHICH CAUSES A DULY APPOINTED MEMBER OF THE REVIEW BOARD TO DISQUALIFY HIMSELF OR HERSELF ON ANY MATTER BEFORE THE REVIEW BOARD, SUCH MEMBER SHALL NOTIFY THE TOWN COUNCIL IN WRITING OF THEIR INTENT NOT TO PARTICIPATE IN SUCH MATTER. THEREAFTER, THE TOWN COUNCIL MAY APPOINT A REPLACEMENT MEMBER FOR THE LIMITED PURPOSE OF HEARING THAT PETITION FOR WHICH THE REGULAR MEMBER IS DISQUALIFIED. ANY SUCH REPLACEMENT MEMBER SHALL MEET THE QUALIFICATIONS OF THE MEMBER HE OR SHE IS REPLACING.

THE REVIEW BOARD SHALL HAVE ONLY THOSE DUTIES AND RESPONSIBILITIES ESTABLISHED IN IC 36-7-4-1338 AS FROM TIME TO TIME AMENDED. UPON THE ORGANIZATION OF THE REVIEW BOARD, THE MEMBERS SHALL ESTABLISH RULES OF PROCEDURE TO THE EXTENT THEY ARE CONSISTENT WITH STATE LAW, AND, SPECIFICALLY, TO PROVIDE THE WAYS AND MEANS TO CARRY OUT THE SPECIFIC PROVISIONS OF THE ENABLING STATUTE REGARDING PETITIONS FOR REVIEW, REFUNDS, CREDITS, AND THE LIKE. SAID RULES SHALL SPECIFICALLY PROVIDE THAT IN THE EVENT THAT NO DEVELOPMENT OCCURS, OR, ONLY A PORTION OF THE ANTICIPATED DEVELOPMENT OCCURS, A REFUND IN WHOLE OR IN PART OF SUCH FEE PAID SHALL BE MADE, WITH INTEREST. THE REVIEW BOARD MAY IMPOSE REASONABLE REQUIREMENTS TO INSURE THAT, IN FACT, NO DEVELOPMENT HAS OCCURRED, OR SOMETHING LESS THAN WHAT WAS PAID FOR IS ALL THAT WILL OCCUR ON THE REAL ESTATE WHICH WAS THE SUBJECT OF THE INITIAL ASSESSMENT.

AT THE REVIEW BOARD'S FIRST MEETING, THEY SHALL ELECT FROM THEIR MEMBERSHIP A CHAIRPERSON WHO SHALL SERVE UNTIL HIS OR HER REPLACEMENT HAS BEEN DULY ELECTED. AT THE FIRST MEETING AFTER THE FIRST OF JANUARY IN EACH YEAR, THE MEMBERSHIP SHALL ELECT FROM THE THEN DULY APPOINTED MEMBERS A CHAIRPERSON. THE CHAIRPERSON SHALL BE RESPONSIBLE FOR CONDUCTING THE BUSINESS OF THE BOARD.

WC 16.12.140 REVIEW OF PLAN

THE TOWN COUNCIL, IN CONSIDERATION OF CURRENT NEEDS AND AVAILABLE RESOURCES, SHALL REVIEW ANNUALLY THE PRIORITIES OF THE ZONE IMPROVEMENT PLAN UTILIZING, IF NECESSARY, CONSULTANTS AND ENGINEERS.

SECTION 2. Projects and developments which were approved by the Westfield-Washington Township Plan Commission prior to December 31, 1994, are subject to the provisions of WC 3.44 and not subject to the provisions of WC 16.12.

SECTION 3. WC 3.44 is hereby repealed effective December 31, except for the provisions of SECTION 2 of this Ordinance.

SECTION 4. This ordinance shall be effective January 1, 1995.

ADOPTED THIS 13th DAY OF June, 1994, BY THE WESTFIELD TOWN COUNCIL, HAMILTON COUNTY, INDIANA

WESTFIELD TOWN COUNCIL

AYE

NAY

ABSTAIN

Michael McDonald

Donald H. Katz

Tracy Rogers

John B. Pitt

ATTEST:

Mary Lou Shatkin
Clerk-Treasurer

This document prepared by Philip L. Conklin